

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FT TO 75 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:**  Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

**Agenda Date** 08-25-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FT TO 75 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); ANDY GREENBERG, APPLICANT; OR
2. **DENY** THE REQUEST FOR WIDTH AT THE BUILDING LINE VARIANCE FROM 90 FT TO 75 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); ANDY GREENBERG, APPLICANT; OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #3, Van Der Weide)

(Francisco Torregrosa, Planner)

<b>GENERAL INFORMATION</b>	ANDY AND SUSAN GREENBERG 3129 CECELIA DRIVE APOPKA, FL 32703	R-1AA DISTRICT, LDC SECTION 30.205(C)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE APPLICANTS PROPOSE TO REPLACE AN EXISTING NONCONFORMING HOME WITH A HOME THAT WOULD ENCROACH 15 FT INTO THE 90 FT MINIMUM WIDTH AT THE BUILDING LINE STANDARD.</li> <li>• THE AFOREMENTIONED VARIANCE IS THEREBY REQUESTED.</li> </ul>	
<b>STAFF FINDINGS</b>	<ul style="list-style-type: none"> <li>• THE EXISTING BOAT RAMP ON THE PROPERTY DOES NOT CONFORM TO THE 10 FT MINIMUM SIDE YARD SETBACK STANDARD.</li> <li>• THE EXISTING SEAWALL ALSO APPEARS TO ENCROACH ONTO THE ADJOINING PROPERTY TO THE NORTH.</li> <li>• THE APPLICANT HAS BEEN ADVISED OF THOSE NONCONFORMING ACCESSORY USES AND HAS OPTED NOT TO PROCEED WITH REQUESTS FOR VARIANCES</li> </ul>	

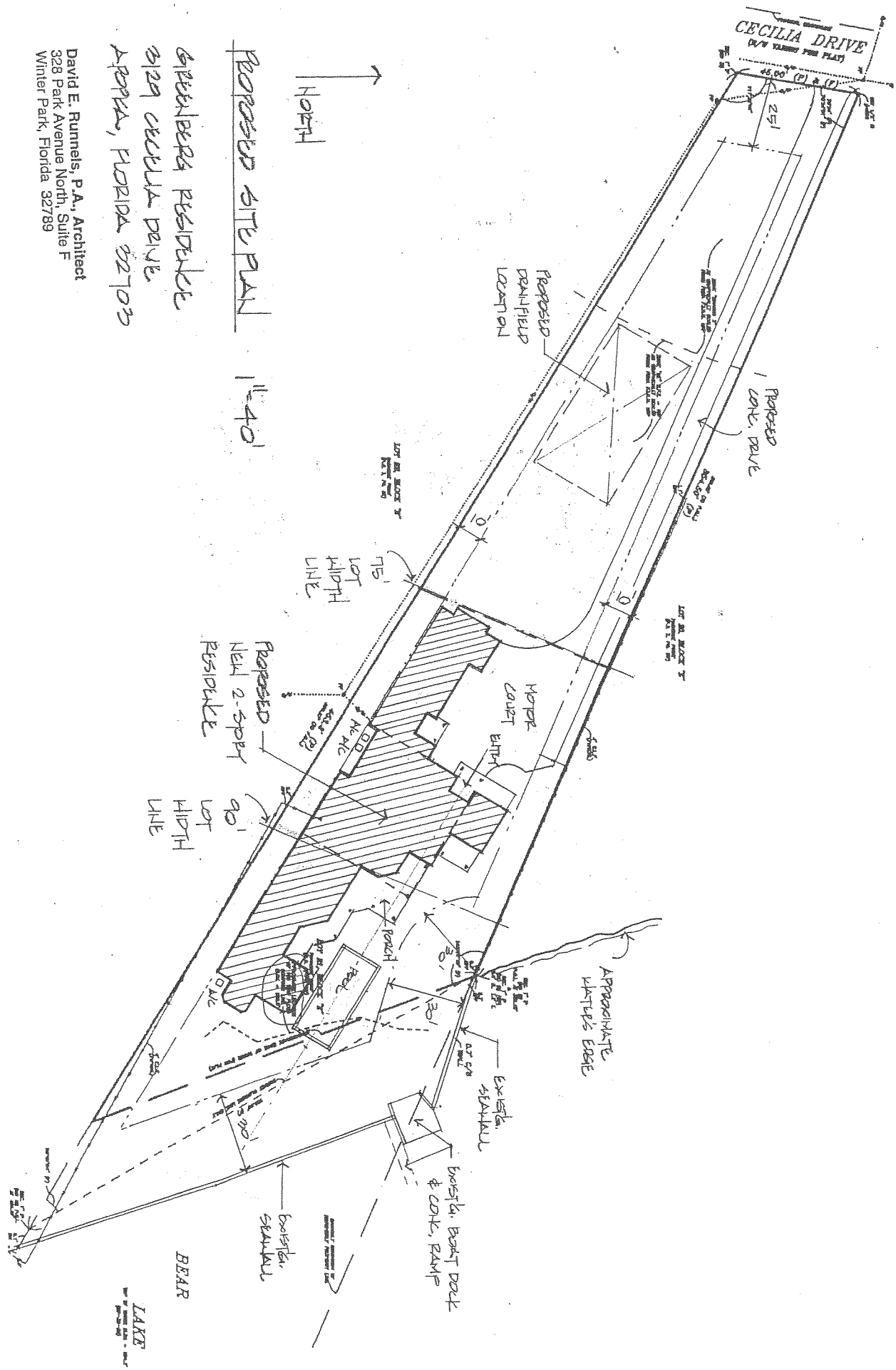
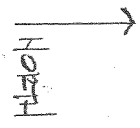
	<p>REGARDING THE SAME.</p> <ul style="list-style-type: none"><li>• THE APPLICANT HAS OTHERWISE SATISFIED THE CRITERIA FOR THE GRANT OF THE REQUESTED VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3). STAFF HAS DETERMINED THAT:<ul style="list-style-type: none"><li>○ THE SUBJECT PROPERTY IS AN ASSYMETRICAL (TRANGULAR) LOT WHICH WAS CREATED PRIOR TO THE ADOPTION OF COUNTYWIDE ZONING IN 1960. THE APPLICATION OF THE SAME HAS RESULTED IN A NONCONFORMING LOT OF RECORD, WHICH NARROWS IN WIDTH TOWARD THE LOCATION OF THE PROPOSED IMPROVEMENTS AND FAILS TO MEET THE MINIMUM STANDARD FOR LOT WIDTH IN THE R-1AA DISTRICT. BECAUSE NO PRACTICAL REMEDY IS AVAILABLE TO CREATE A CONFORMING LOT, THIS FACTORS CONSTITUTES A HARDSHIP.</li><li>○ THE APPLICANTS WOULD THEREBY BE DEPRIVED THE REASONABLE USE OF THE SUBJECT PROPERTY WITHOUT THE REQUESTED VARIANCE.</li></ul></li></ul>
<b>STAFF RECOMMENDATION</b>	<p>STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE VARIANCE REQUESTED AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none"><li>• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED LOT AS DEPICTED ON THE ATTACHED SITE PLAN; AND</li><li>• ANY ADDITION CONDITIONS DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.</li></ul>

David E. Runnels, P.A., Architect  
 328 Park Avenue North, Suite F  
 Winter Park, Florida 32789

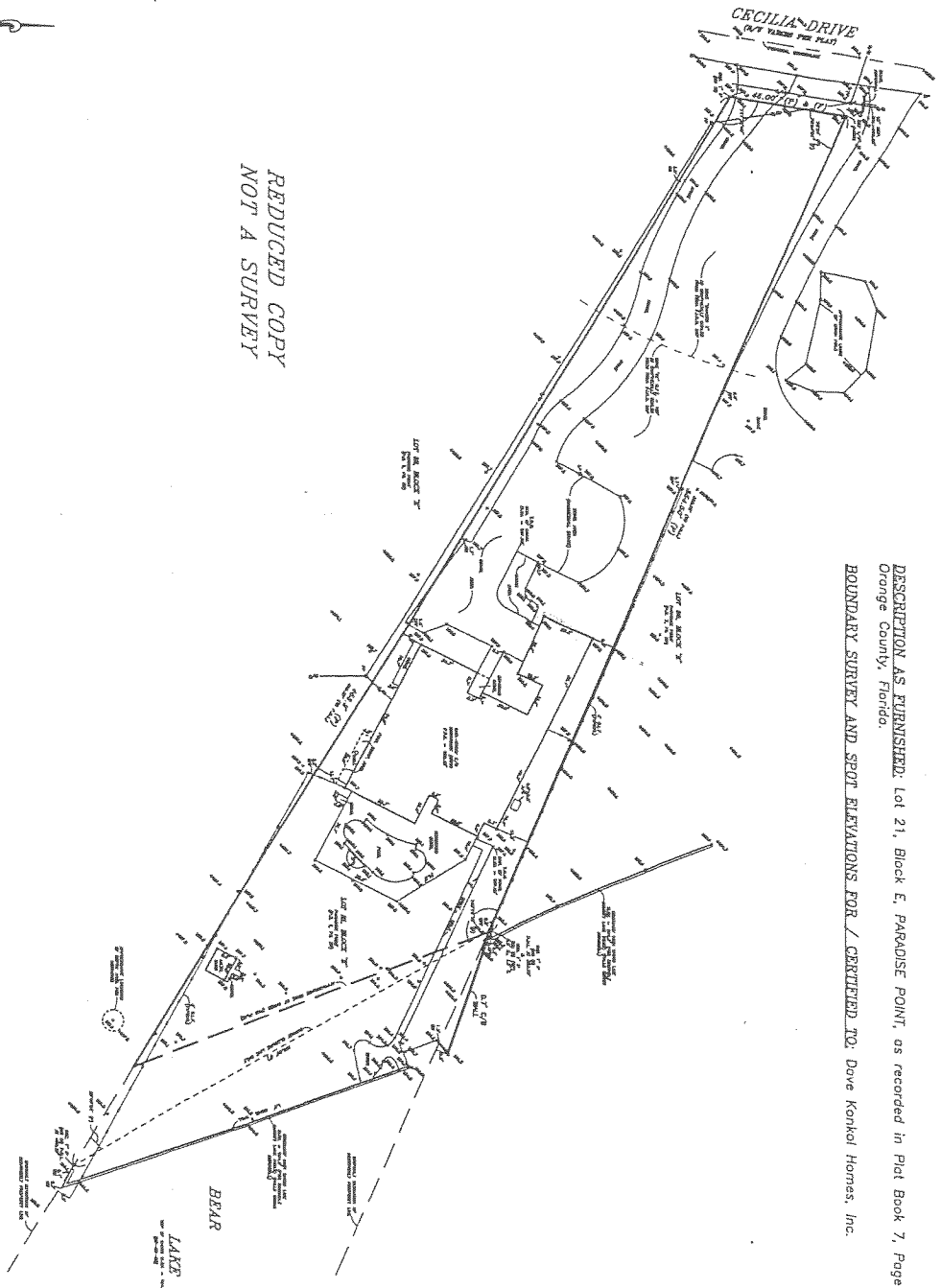
GIBBERBS RESIDUE  
 3129 CECILIA DRIVE  
 APOKA, FLORIDA 32703

PROPOSED SITE PLAN

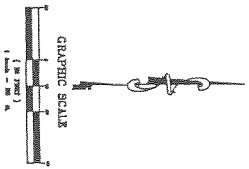
1"=40'



DESCRIPTION AS FURNISHED: Lot 21, Block E, PARADISE POINT, as recorded in Plat Book 7, Page 87 of the Public Records of Orange County, Florida.  
BOUNDARY SURVEY AND SPOT ELEVATIONS FOR / CERTIFIED TO: Dove Konkol Homes, Inc.



REDUCED COPY  
NOT A SURVEY



RECORDING INFO:  
RECORDING COUNTY: ORANGE COUNTY, FLORIDA  
RECORDING BOOK: 7  
RECORDING PAGE: 87  
RECORDING DATE: 1/1/2007  
RECORDING TIME: 1:14:00 PM

VARIANCE  
APPLICATION TO THE SEMINOLE COUNTY  
BOARD OF ADJUSTMENT

COPY

APPLICANT: ANDY & SUSAN Greenberg  
COMPLETE MAILING ADDRESS: 3129 Cecelia Drive, Apopka, FL 32703  
PHONE: WORK: (407) 788-6533 HOME: (407) 294-5594 FAX: (407) 290-6868  
CELL PHONE: (407) 782-1783 Email: SRG003@aol.com  
PROPERTY OWNER OF RECORD: Andrew W. & Susan R. Greenberg  
SITE OF REQUEST: Current address = 3129 Cecelia Drive  
STATEMENT OF HARDSHIP: PIE SHAPED Lot. CANNOT MAINTAIN  
90' Lot WIDTH AT FRONT OF HOME.  
REQUEST: 75' Lot WIDTH AT FRONT OF HOME.  
Variance from 90' to 75' lot width.  
LEGAL DESCRIPTION OF PROPERTY: LOT 21, Block E, PARADISE Point  
P.B. 7, Pg 87, Seminole County  
TAX PARCEL ID NO. 18 21 29 510 0 E 000 210  
KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: NONE

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Susan R. Greenberg DATE: 7/9/03

FOR OFFICE USE ONLY	
FEE: <u>150<sup>00</sup></u>	CK# <u>1746</u> RECEIPT# _____ DATE _____ ZONING DISTRICT: <u>R-1A</u>
FURTHER DESCRIBED AS: _____	
LOT SIZE: _____	
PROCESSING:	
A. LEGAL AD TO NEWSPAPER _____	B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____	D. PROJECT NO. <u>03 30000112</u>
E. BOARD ACTION / DATE _____	F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____	

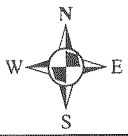
INITIAL CONFERENCE 7-16-03

BCC DISTRICT 3

PLANNER JH

FILE NO. BV 2003-105

MEETING DATE August 25, 03



# Andy & Susan Greenburg 3129 Cecelia Drive

